



Public Hearing on Wynn MA, LLC Proposed Development East of  
Broadway, Everett, MA

**NOTICE OF PUBLIC HEARING AND MEETING AGENDA**

April 25, 2023

Pursuant to G.L. c.23K and G.L. c.30A, §20, notice is hereby given of a public hearing and public meeting of the Massachusetts Gaming Commission.

The Commission will hold a public hearing and a public meeting at the below time and location.

**Tuesday, April 25, 2023**  
**6:00 – 8:00 p.m.**  
**Everett City Council Chambers**  
**Everett City Hall, 3<sup>rd</sup> Floor**  
**484 Broadway, Everett MA 02149**

**PUBLIC HEARING/MEETING AGENDA**

1. Call to Order
2. Public Input
3. Other Business – Reserved for matters the Chair did not reasonably anticipate at the time of posting.

Wynn MA, LLC is proposing to construct a phased development across the street from Encore Boston Harbor on the east side of Broadway in Everett, MA. The Commission is currently considering the first phase of this development to determine whether to include this as part of the Gaming Establishment. This hearing is intended to afford an opportunity to offer input and comment on the application to any entity or member of the public who is interested.

Those wishing to make public comment at the hearing should email [MGCcomments@massgaming.gov](mailto:MGCcomments@massgaming.gov) to be added to the speaking list. Those wishing to provide written public comment may also do so at [MGCcomments@massgaming.gov](mailto:MGCcomments@massgaming.gov) with **East of Broadway Development** in the subject line. Comments must be received by **5:00 p.m. on Friday April 28, 2023**.

The proposed project is a phased development that includes an expanded gaming space, a theater, entertainment venues, two hotels, food and beverage facilities, retail facilities,



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a warehouse support facility, three parking garages, and a pedestrian bridge across Broadway. A Supplemental Draft Environmental Impact Report on the full project has been submitted to the MEPA Office of the Executive Office of Energy and Environmental Affairs and is currently under review.

The first phase of this project is currently under consideration by the Massachusetts Gaming Commission. This phase includes a 999-seat theater, 200-seat comedy club, 18,700 square foot gaming area (202 gaming positions), approximately 50,700 square feet of food and beverage space, a 3,092-space parking garage and approximately 12,500 square foot pedestrian bridge over Broadway.

Encore is requesting that the Commission include this first phase of the project as part of the Gaming Establishment. Inclusion as part of the Gaming Establishment means that this project would fall under the Commission's jurisdiction and be subject to all pertinent rules and regulations of the Commission. Any subsequent phases of this project would need to come back before the Commission for a determination whether those future phases should be considered part of the Gaming Establishment.

I certify on this date, this Notice was posted as "Public Hearing and Meeting" at [www.massgaming.com](http://www.massgaming.com) and emailed to [regs@sec.state.ma.us](mailto:regs@sec.state.ma.us).

Date: April 19, 2023



Cathy Judd-Stein Chair

**Posted to Website:** April 19, 2023



Massachusetts Gaming Commission